



SUMMIT GROVE OFFICE PARK

0 Veterans Memorial Parkway
Watkinsville, GA 30677

AVAILABLE SPACE
29,444 SF

AREA

Strategically located on the corner of U.S. Hwy 441 Bypass (Veterans Parkway) and Macon Highway in the northern part of Oconee County. The property is situated very proximate to Athens and Watkinsville as well as the Butlers Crossing retail area. A mere three miles to Georgia 10 Loop as well as close to Georgia Hwy. 316.



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OFFICE

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COLDWELL BANKER COMMERCIAL
UPCHURCH REALTY
2405 West Broad Street, Athens, GA 30606
706.354.7870

FOR LEASE

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SUMMIT GROVE OFFICE PARK

0 Veterans Memorial Parkway, Watkinsville, GA 30677

LEASE



OFFERING SUMMARY

Available SF: 1,500 SF

Lease Rate: \$13.00 SF/yr (NNN)

Building Size: 29,444 SF

PROPERTY OVERVIEW

Now pre-leasing brand new office park in Oconee County, Georgia. Office space is available from +/-1500 to as much as +/-10,000 contiguous SF. All offices to be built to tenant's specifications.

PROPERTY HIGHLIGHTS

- Brand new office park.
- Expected delivery February to March, 2021.
- Very convenient to Athens/UGA as well as Watkinsville.
- Ideal and visible location.
- Easy access.
- Built to tenant needs.

PROPERTY WEBSITE

[Click Here](#)

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1 Parking Elevation Building 100
1/8" = 1'-0"



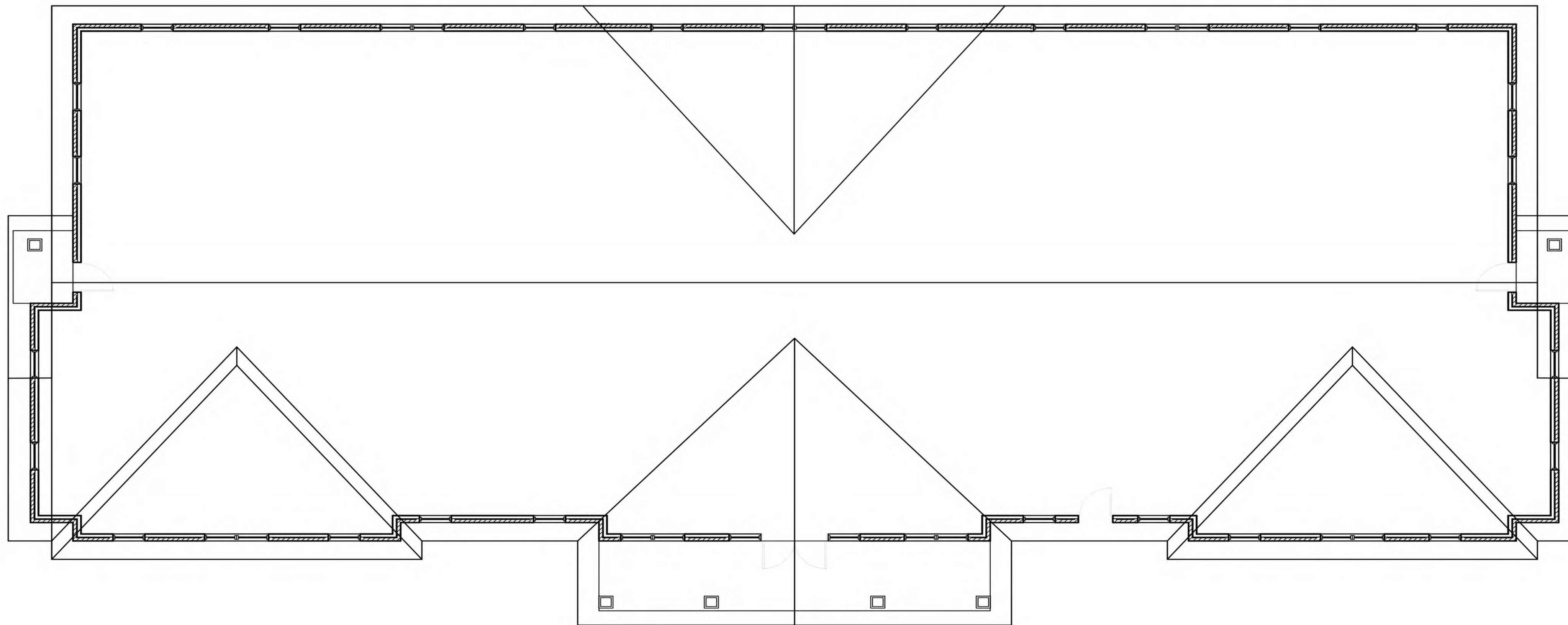
2 Side Elevation Building 100
1/8" = 1'-0"



3 Side Elevation Building 100
1/8" = 1'-0"



4 Street / Rear Elevation Building 100
1/8" = 1'-0"



5 Conceptual Floor Plans
1/8" = 1'-0"

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CONSULTING ENGINEERS:

SUMMIT GROVE OFFICE PARK
VETERANS MEMORIAL PARKWAY
WATKINSVILLE, GA

Seal:

No.	Date	Issue Notes

Design Firm



297 PRINCE AVE., SUITE 28B
ATHENS, GEORGIA
O: 706.850.1330

REPRESENTATIVE
ELEVATIONS &
CONCEPTUAL PLAN

Date	8.11.2020	Project Number	2020 - 38
CAD File Name			

Drawing Number

BUILDING 100

A-100



1 Parking Elevation Building 200
1/8" = 1'-0"



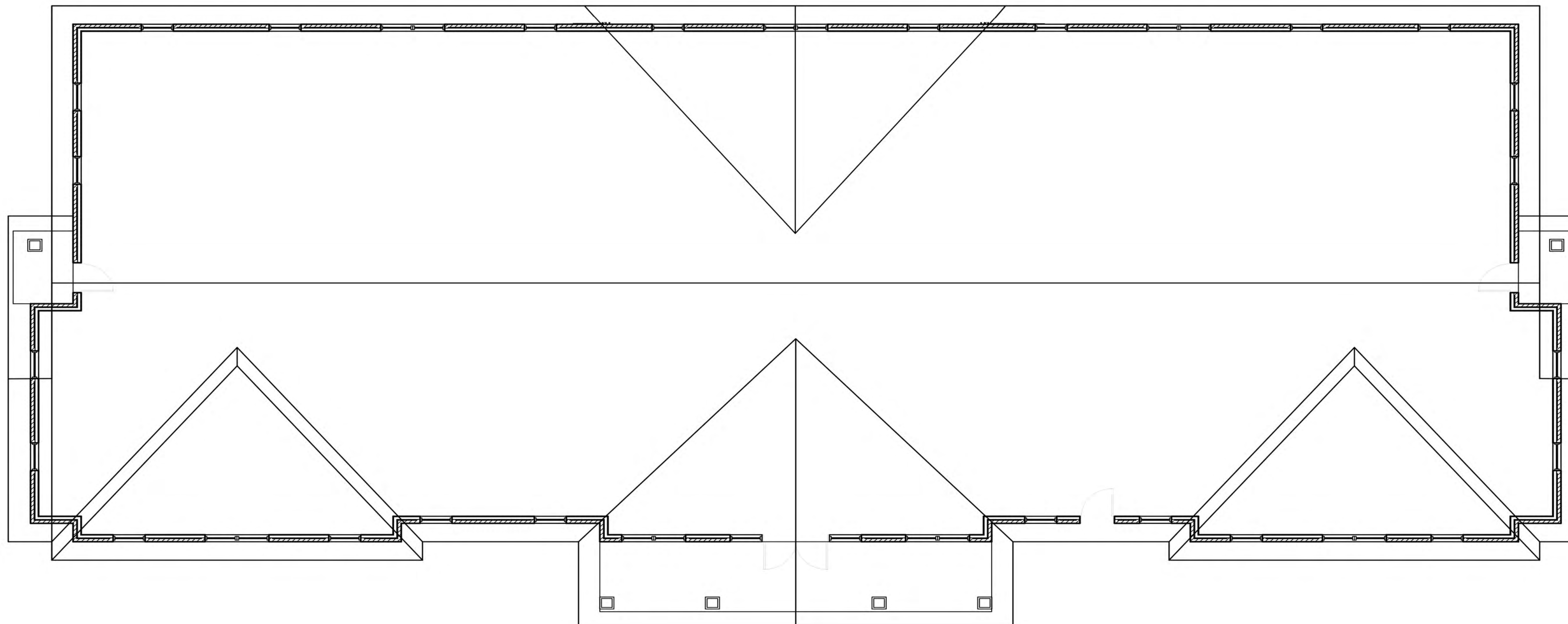
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BUILDING 200

A-200



1 Parking Elevation Building 300
1/8" = 1'-0"



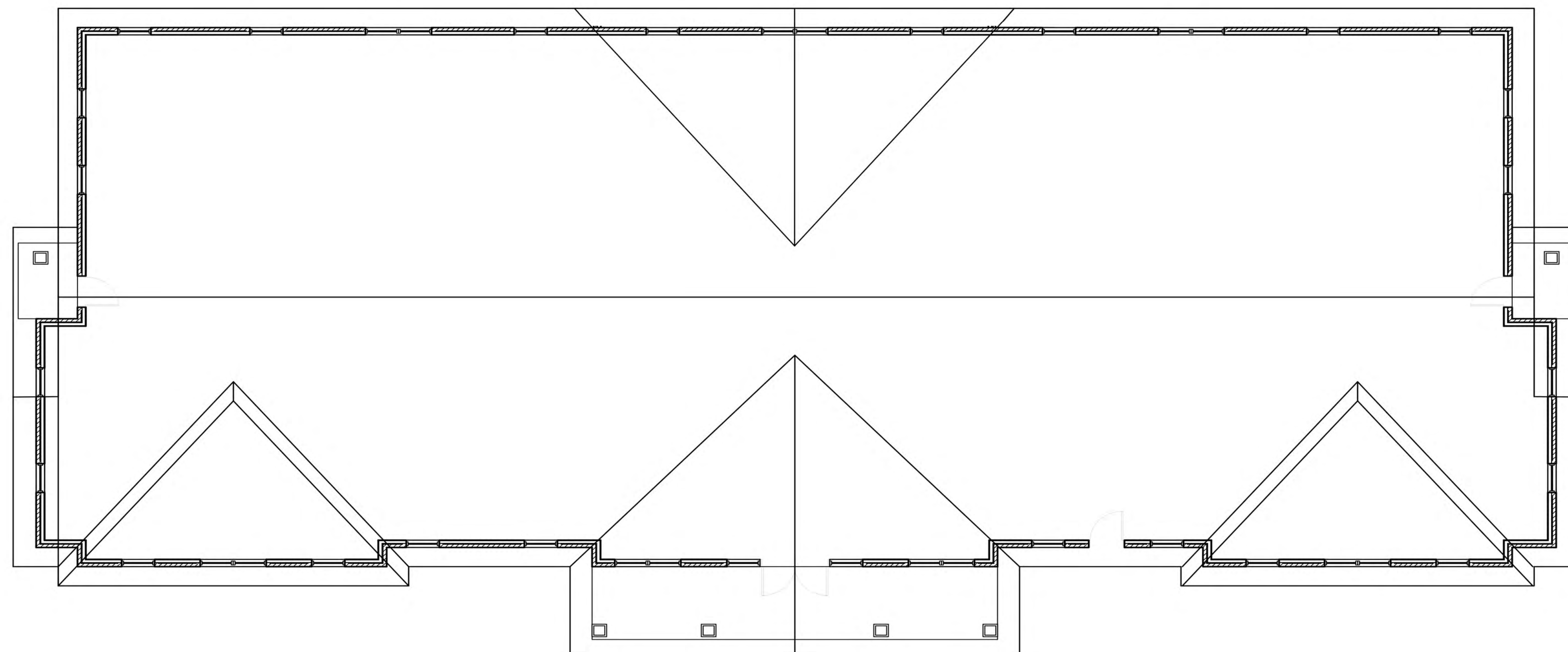
2 Side Elevation Building 300
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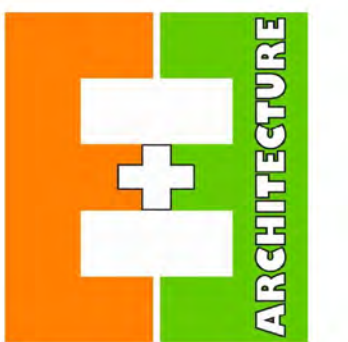
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BUILDING 300

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1 Parking Elevation Building 400
1/8" = 1'-0"



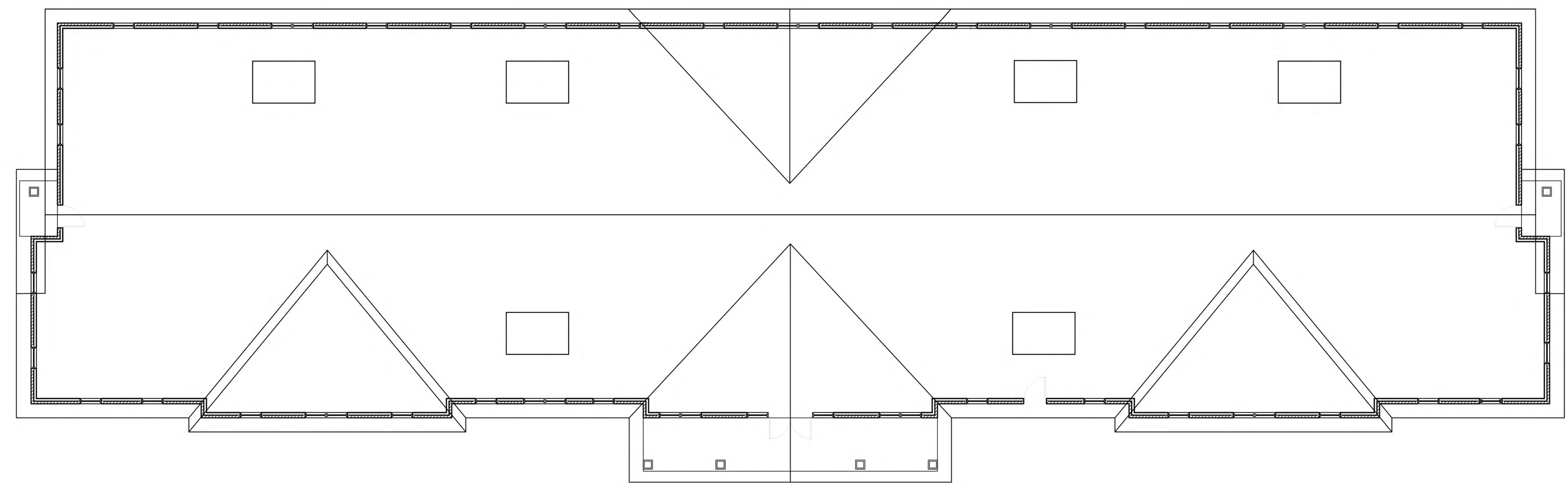
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BUILDING 400

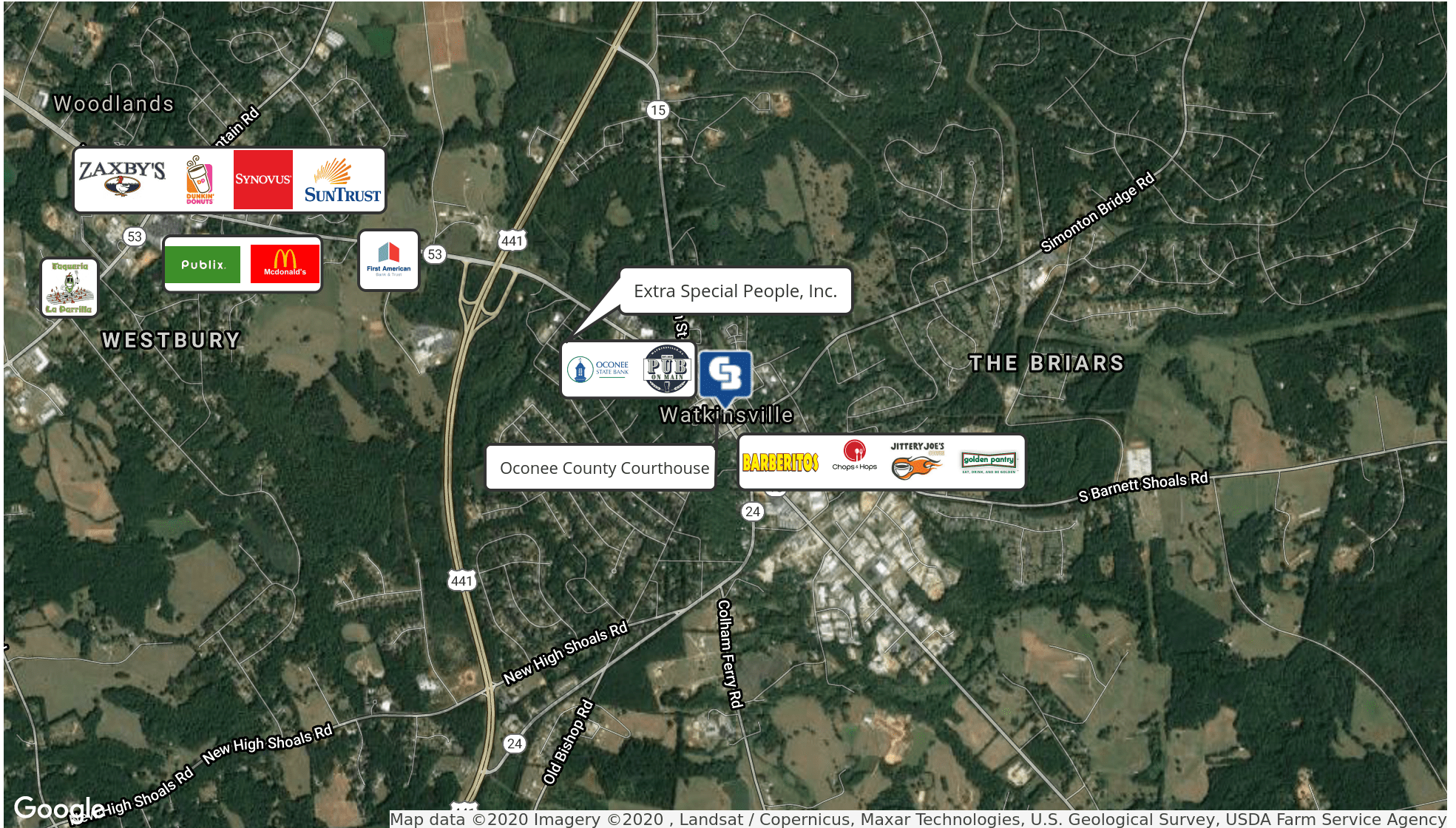
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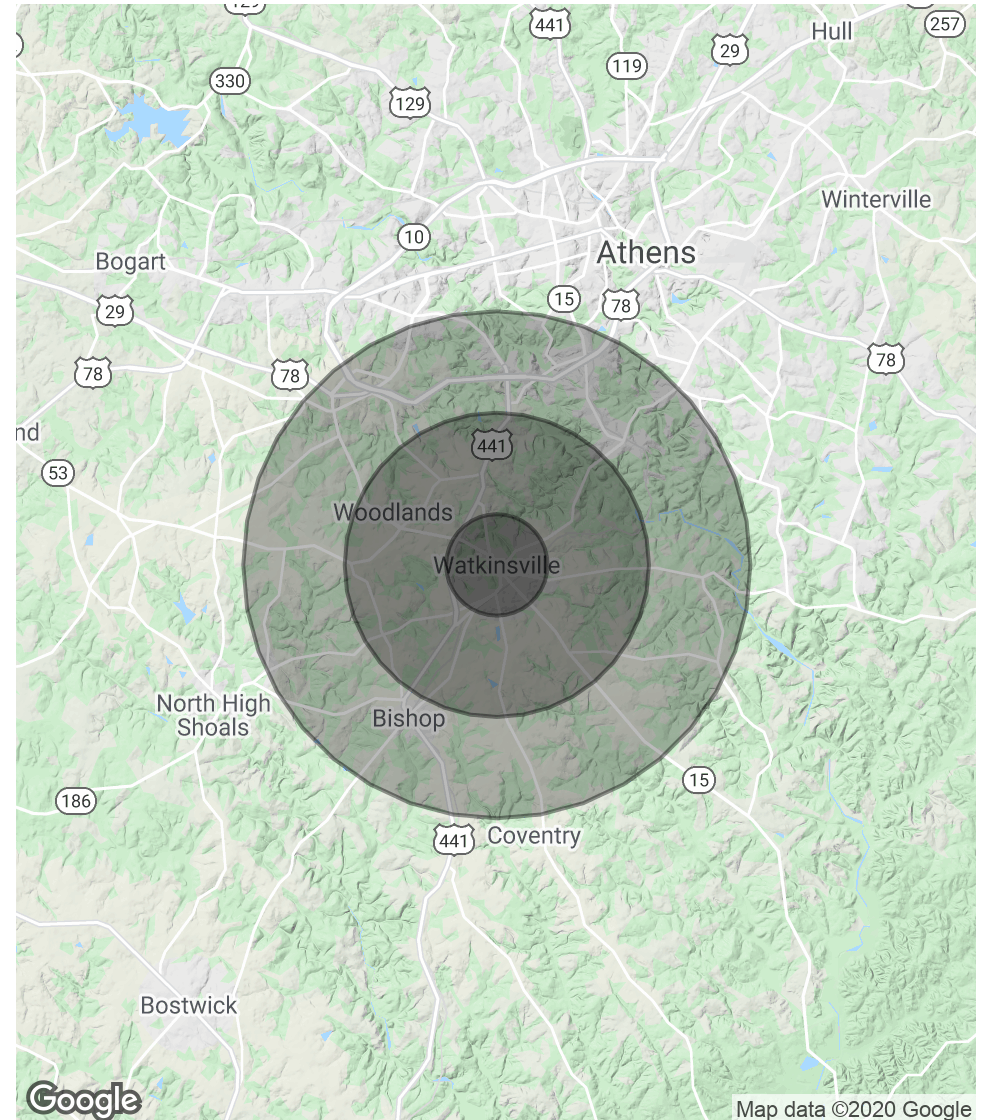
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,855	46,348	116,688
Average age	39.3	38.0	37.0
Average age (Male)	38.8	37.7	36.1
Average age (Female)	39.5	37.9	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,525	19,737	49,679
# of persons per HH	2.3	2.3	2.3
Average HH income	\$66,556	\$63,319	\$59,484
Average house value	\$152,781	\$159,460	\$159,534

* Demographic data derived from 2010 US Census



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